

BOROUGH OF WATCHUNG

ORDINANCE NO. OR:17/10__

AN ORDINANCE OF THE BOROUGH OF WATCHUNG AMENDING SECTION 28-706G.3 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF WATCHUNG TO TRANSFER THE REVIEW OF COMMERCIAL OR NONRESIDENTIAL SIGNS WITHIN THE "VILLAGE CENTER HISTORICAL OVERLAY ZONE" FROM THE VILLAGE CENTER HISTORIC PRESERVATION COMMISSION TO THE ZONING OFFICER

WHEREAS, Section 28-706G.3 of the Revised General Ordinances of the Borough of Watchung provides that:

It is specifically intended that any commercial or nonresidential sign proposed for any property within the "Village Center Historical Overlay Zone," or on other properties designated as historic districts and/or historic sites in this chapter shall be subject to review and approval under this chapter section (sic) [by the "Village Center Historic Preservation Commission"], whether or not a review is required pursuant to any other chapter provision of the Borough;

and

WHEREAS, because sign applications within the "Village Center Historical Overlay Zone" are subject to review by the Village Center Historic Preservation Commission whether or not review of the sign application is necessary by the Planning Board or Board of Adjustment; and

WHEREAS, this review may be conducted by the Zoning Official in an expedited fashion; and

WHEREAS, the Mayor and Council desire that stand alone sign applications within the "Village Center Historical Overlay Zone" be adjudicated promptly, that the review be conducted by the Zoning Officer and that the Commission's review function under Section 28-706G.3 be transferred to the Zoning Officer, with the Zoning Officer utilizing Section 28-706H, titled "Standards of Review", to conduct the review of the sign application.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey, as follows:

1. Section 28-706G.3 is hereby repealed and replaced with a new Section 28-706G.3 as follows:

It is specifically intended that any commercial or nonresidential sign proposed for any property within the "Village Center Historical Overlay Zone", or any other properties designated as historic districts and/or historic sites in this chapter shall conform with the sign requirements of the Revised General Ordinances of the Borough of Watchung and to Section 28-706H, with the review and approval being conducted by the Zoning Officer.

2. All other parts of Section 28-706, titled "Establishment of the Village Center Historic Preservation Commission" remain in effect.

3. Severability

If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

4. Effective Date

This Ordinance shall take effect upon final adoption and publication according to law.

ATTEST:

BOROUGH OF WATCHUNG

Michelle DeRocco
Michelle DeRocco, Clerk

By: Stephen K. Pote
Stephen K. Pote, Mayor

INTRODUCED BY: Joren
PASSED: September 18, 2017
PUBLISHED: September 21, 2017
ADOPTED: October 5, 2017